

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

27 Crisp Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$2,541,500

Property Type House

Suburb Hampton

Period - From 01/01/2024

to 31/03/2024

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	1/64 Sargood St HAMPTON 3188	\$1,550,000	16/03/2024
2	102 Bamfield St SANDRINGHAM 3191	\$1,500,000	28/03/2024
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/05/2024 10:02



3   1   2

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
March quarter 2024: \$2,541,500

## Comparable Properties



**1/64 Sargood St HAMPTON 3188 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,550,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** Townhouse (Res)



**102 Bamfield St SANDRINGHAM 3191 (REI)**

**Agent Comments**

2   1   1

**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 28/03/2024  
**Property Type:** House

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account - Hodges** | P: 03 9598 1111 | F: 03 9598 5598